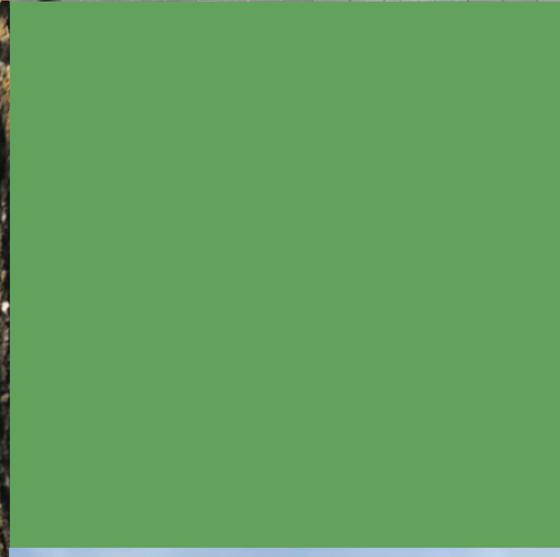


Preserv**ING** Main Street



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Director of Strategic Initiatives

April 2023



Agenda

- Program Objectives
- Program Overview
- Anticipated Outcomes
- Eligibility
- Application
- Next Steps
- Questions



Objective

- Create a foundation and framework for a sustainable historic preservation ethic.
- Rehabilitate and preserve historic buildings.
- Build capacity to support local Indiana Main Street organizations and small businesses.
- Ensure a comprehensive downtown revitalization model is developed and able to be replicated.
- Community develops a greater preservation ethic by understanding the economic benefits of investing in historic preservation.



Program Overview

- After a community is selected, the Main Street organization will sign a Letter of Agreement outlining expectations with all PreservINg Main Street partners, including the State Team.
- **Up to \$2 million** in CDBG funds will be used for transformational façade and building improvements over the two years.
 - Building owners will work with an architect to submit renderings following an OCRA application process. OCRA and Indiana Landmarks will partner to score and award applications.

NEW to the program

- The Local Unit of Government will be responsible for paying for the project planning or updating the current downtown plan if over five years old. Through this planning process, building owners will work with the selected design firm to submit an application for PreservINg funding. The locally developed PreservINg CDBG Team, OCRA and Indiana Landmarks will partner to score and award applications.
 - Building owners will be required to contribute at least a 10% match for their projects, which could be increased, but not reduced, if decided by the local PreservINg CDBG team.

Program Overview

- The Main Street organization and the locally developed PreservINg Preservation Team will be responsible for raising a 10% match (up to \$200,000) for the project, which could include a mix of private and local funds. The total match must be raised before the end of the two-year designation period.
 - Of that 10%:
 - 50% will be put into a permanent endowment OR revolving loan fund for downtown projects and businesses.
 - 50% will be supplied to the Main Street organization for long-term sustainability.

- Examples of how this funding could be used:
 - Revolving loan fund
 - Business retention or recruitment
 - Building rehabilitation
 - Forgivable loan (usually five-year time frame)
 - Business retention or recruitment
 - Building rehabilitation
 - Façade Grant
 - Grant dollars with a matching 1:1
 - Example: local grant is for \$10,000, and owner provides \$10,000
- Examples of how this funding could be used:
 - Two years of funding a staff position
 - Staff benefits package for long-term retention
 - Real estate investment for the program
 - Board & staff long-term professional development

Program Overview

The selected Local Unit of Government, along with Indiana Landmarks, will use the Indiana state enabling law and model ordinance to develop and adopt a local preservation ordinance, form a preservation commission and designate a downtown local historic district within the first 18 months. New commission members will be required to attend **CAMP training**. CAMP training is provided annually during the **Indiana Preserving Historic Places Conference**.

The selected Main Street organization will also implement humanities-based programs and activities focused on historic preservation using a \$10,000 Indiana Humanities Grant.

- An "immediate impact" project should be included in these activities and must be implemented before March 31, 2024.
- The Main Street organization will also attend training provided by Indiana Humanities throughout the pilot.

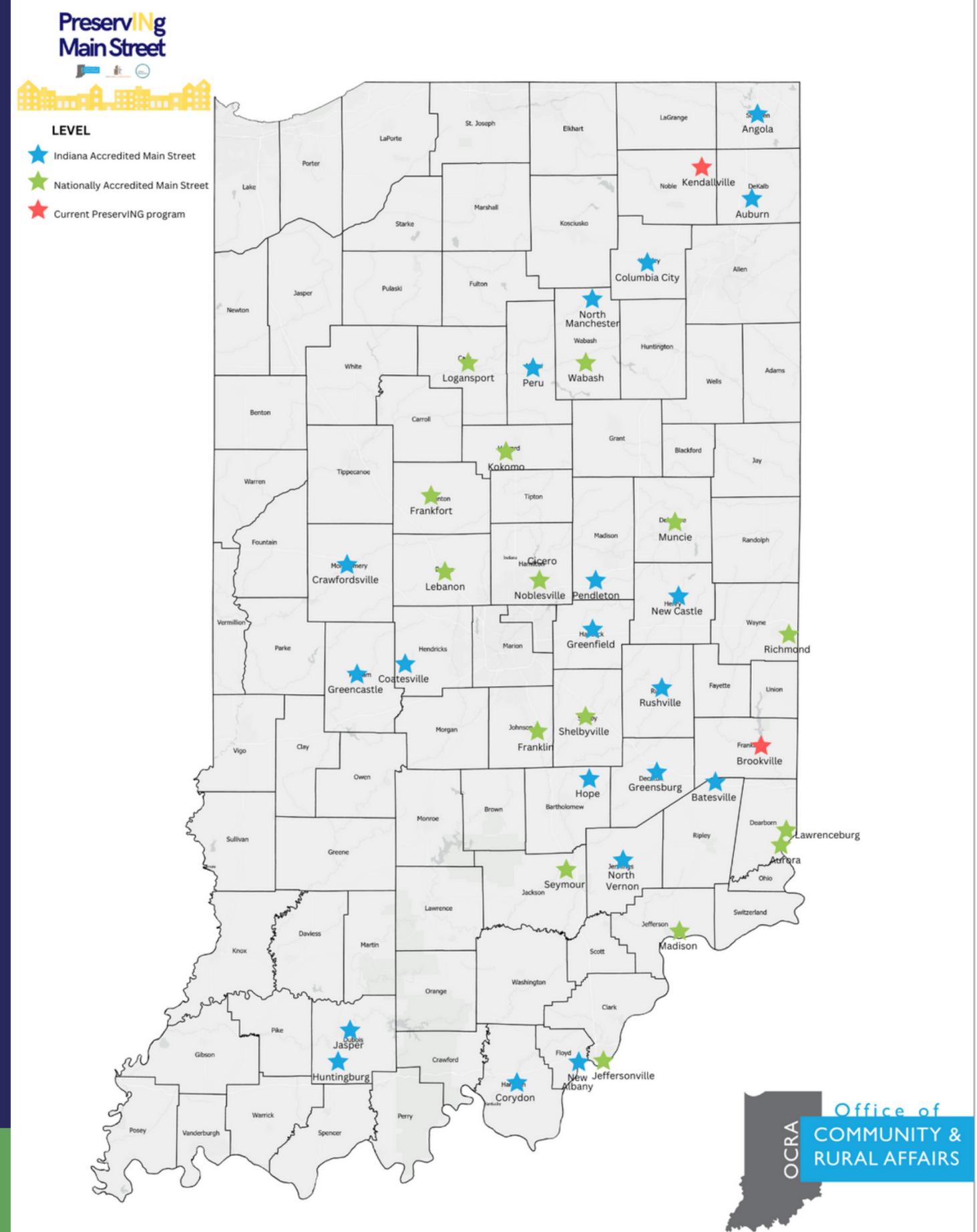


INDIANA LANDMARKS

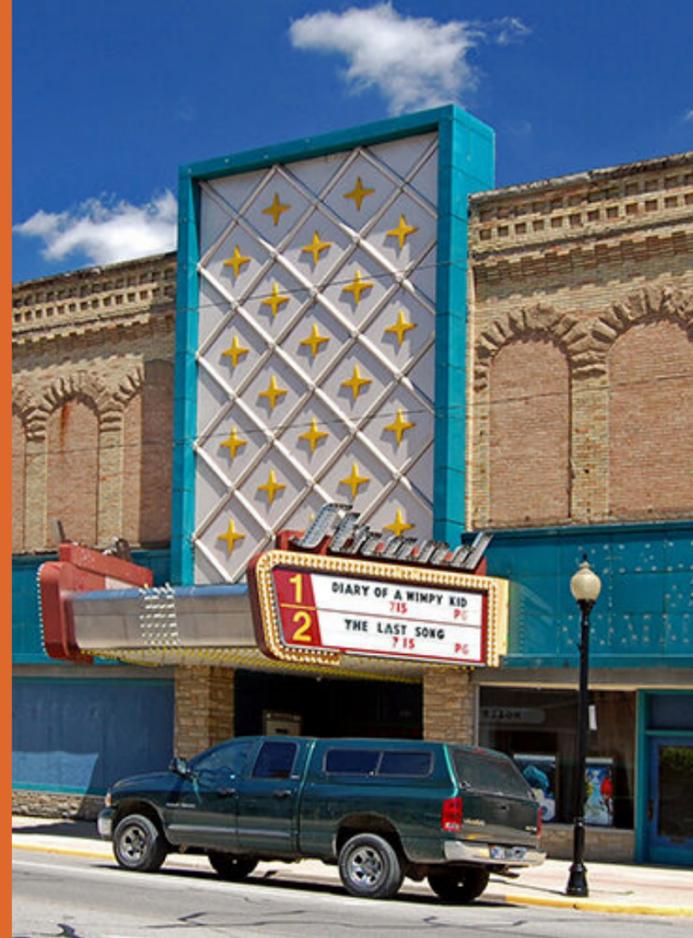


Eligible Communities

- ✓ Must have a listed National Register downtown historic district.
- ✓ Must be a current NAMS or IAMS community in good standing with OCRA. Aspiring-IAMS are not eligible.
- ✓ Must be in a non-entitlement community.
- ✓ Main Street organization, in good standing with OCRA.
 - Required partners:
 - Local Unit of Government (LUG)
 - IMS organization
 - Local community foundation
 - Business / building owners



Current Outcomes



2021 Program Updates

Two communities were awarded as part of the Pilot Program and have been working through the process.

Here are some of their successes!



Brookville

- Raised 110% of their match.
- Historic Preservation Commission was created.
- Created 12 narratives that are part of their "Walk Through Brookville History" series.
- Have hosted six educational classes related to Historic Preservation.
- Became a Nationally Accredited Main Street in 2023.



Kendallville

- Raised 217% of their match.
- Historic preservation ordinance and commission was passed.
- City hired a code enforcement officer to focus on blight.
- 21-23 window clings were added to the downtown that highlighted prominent individuals in Kendallville's history.
- Became a Nationally Accredited Main Street in 2023..

Application Process

Overview



1

Application Opens in
the eGMS System



2

Select Three Finalist
Communities



3

Each Finalist
Receives a Site Visit



4

Community is
Selected

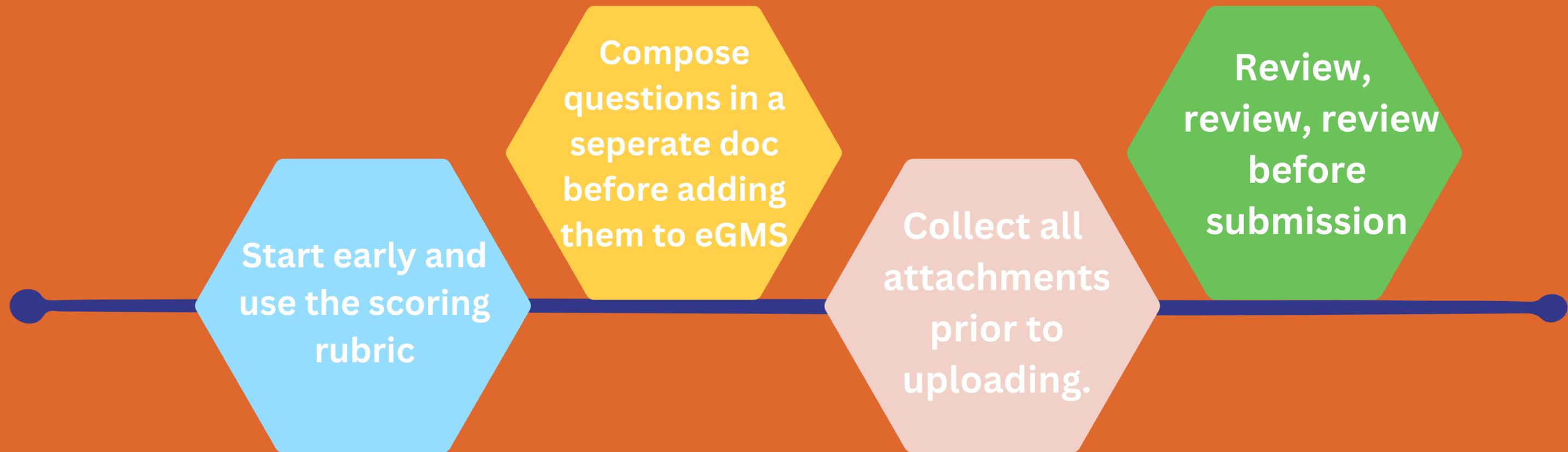


5

Kick-off Celebration

Application Process

eGMS System - Helpful Hints



Application Questions

Themes

- History of Main Street District
- Community and Partnerships
- Financials
- Current Conditions
- Project Needs
- Challenges



Application Questions Attachments

- Project Teams
 - Use Provided Spreadsheet
- Resolution of Support from LUG
- Proof of LUG Match
- Resolution from Main Street Board
- 8-10 Letters of Support from Proposed Building Owners



Application Timeline

<u>May 9</u>	Application opens. *All applications must be submitted in the eGMS system.
<u>May 19</u> 10 a.m. - 11 a.m. ET	Live "office hours" for communities to ask questions to the program director and talk through any eligibility concerns.
<u>July 13</u> 4 p.m. ET	Applications DUE.
<u>Aug. 17</u>	Finalist Communities notified.
<u>Aug. 28 -</u> <u>Sept. 22</u>	Finalist Site Visits. *No site visits will be scheduled outside these dates.
<u>Oct. 12</u>	Community Announced.
<u>October/November</u>	Kick-off!

OCRA Community Liaison Map



Community Affairs Director: Neil Elkins
(317) 460-6177 - nelkins@ocra.in.gov

OCRA
Office of
COMMUNITY &
RURAL AFFAIRS

Information

in.gov/ocra/preserving-main-street/

Questions?

Applicants are encouraged to initially contact their respective Community Liaison to discuss the program and application materials.

akern1@ocra.in.gov or (317) 607-4821